



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, JUNE 28, 2011, 6:30 P.M.
City Council Chambers, City Hall
123 Washington Street, Columbus, Indiana

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. C/DS-11-04: Cummins Child Development Center** – a request by Cummins Child Development Center for a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence to be higher than 42 inches in a front yard; and a development standards variance from Zoning Ordinance Section 7.3(Part 1)(D)(5)(b) to allow a fence to be higher than 2.5 feet in the sight visibility triangle. The property is located at 650 Pleasant Grove Street in the City of Columbus. ***The petitioner has requested that this petition be withdrawn.***

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- B. C/UV-11-02: Westside Community Church** – a request by Westside Community Church for a use variance from Zoning Ordinance Section 3.12(A) to allow a community garden in an RE (Residential Established) zoning district. The property is located at the west end of Wallace Avenue, in the block bounded by Ohio Avenue, Mapleton Street, Indiana Avenue, and Cherry Street, in the City of Columbus.

Public Hearing

- A. C/CU-11-02: Keith Reising** – Keith Reising is requesting conditional use approval per Zoning Ordinance Section 6.8(Table 6.5) to allow a new telecommunications tower in a CN (Neighborhood Commercial) zoning district. The property is located at 819 Washington Street in the City of Columbus.

Public Hearing

- B. C/DS-11-08: Keith Reising** – Keith Reising is requesting development standards variances from Zoning Ordinance Section 6.8(G) for relief from certain requirements for a telecommunications tower related to lot width, setbacks, off-site equipment location, fence material, and landscape screening. Specifically, the petitioner is requesting a development standards variance to allow the width of the area for a telecommunications tower to be 48 feet, 52 feet less than required; a development standards variance to allow the tower to encroach in the side and rear setback; a development standards variance for relief from the requirement to provide a setback of 250 feet from a residentially zoned property; a development standards variance to allow a coaxial cable to extend across a property line; a development standards variance to allow the required security fence to be chain link, rather than a 100% opaque fence of wood, brick, or stone construction; and a development standards variance for relief from the requirement to install landscape screening. The

telecommunications tower is proposed to be located behind the building at 819 Washington Street in the City of Columbus.

FINDINGS OF FACT

CDS-11-02: Olive Garden
CDS-11-03: Ian Russell
CDS-11-05: United Way Apartments
CDS-11-06: First Financial Bank
CCU-11-01: Three Hops, LLC
CDS-11-07: Three Hops, LLC

APPROVAL OF MINUTES

Minutes of the March 22, 2011 meeting

DISCUSSION

ADJOURNMENT

THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.